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Application # ANNX  
0084-2026

## Application for Annexation

Contact Community Development (478) 988-2720

\*Indicates Required Field

	*Applicant	*Property Owner
*Name	HWB Development, LLC	HWB Development, LLC
*Title	Owner	
*Address	217 E. Dykes Street, Cochran, GA 31014	217 E. Dykes Street, Cochran, GA 31014
*Phone	[REDACTED]	
*Email	[REDACTED]	

Moore Bass Consulting, Inc./Steve Moore - AGENT  
Property Information

*Street Address or Location	Perry Parkway
*Tax Map #(s)	000310_040000
*Legal Description	A. Provide a copy of the deed as recorded in the County Courthouse, or a metes and bounds description of the land if a deed is not available; B. Provide a survey plat of the property, tied to the Georgia Planes Coordinate System. **If the property being annexed is a portion of a recorded parcel, the portion being annexed must be a separate recorded parcel before this application will be accepted as complete.**

### Request



*Current County Zoning District	R-AG	*Proposed City Zoning District	RTH
*Please describe the existing and proposed use of the property <u>Note: A Site Plan and/or other information which fully describes your proposal may benefit your application.</u>			
The proposed request is to rezone approximately 24.94 +/- acres of land. The proposed annexation request includes a concurrent request to designate a zoning district of RTH for the property.			

### Instructions

- The application and fee (made payable to the City of Perry) must be received by the Community Development Office no later than the date reflected on the attached schedule.
- \*Fees:
  - Residential Zoning (R-Ag, R-1, R-2, R-3) - \$325.00 plus \$28.00/acre
  - Non-residential Zoning (other than R-Ag, R-1, R-2, R-3) - \$543.00 plus \$43.00/acre
- \*The applicant/owner must respond to the 'standards' on page 2 of this application (The applicant bears the burden of proof to demonstrate that the application complies with these standards). See Sections 2-2 and 2-3.1 of the Land Management Ordinance for more information. You may include additional pages when addressing the standards.
- The staff will review the application to verify that all required information has been submitted. The staff will contact the applicant with a list of any deficiencies which must be corrected prior to placing the application on the planning commission agenda.
- Annexation applications require an informational hearing before the planning commission and a public hearing before City Council. Public notice sign(s) will be posted on the property at least 15 days prior to the scheduled hearing dates.
- \*The applicant must be present at the hearings to present the application and answer questions that may arise.
- \*Campaign Notice required by O.C.G.A. Section 36-67A-3: Within the past two years has the applicant made either campaign contributions and/or gifts totaling \$250.00 or more to a local government official? "Applicant" is defined as any person who applies for a rezoning action and any attorney or other person representing or acting on behalf of a person who applies for a rezoning action. Yes \_\_\_ No XX  
If yes, please complete and submit a Disclosure Form available from the Community Development office.

8. The applicant and property owner affirm that all information submitted with this application, including any/all supplemental information, is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

9. \*Signatures:

*Applicant	*Date
 *Property Owner/Authorized Agent	 *Date 6-3-26

**Standards for Granting a Zoning Classification**

***The applicant bears the burden of proof to demonstrate that an application complies with these standards.***

Are there covenants and restrictions pertaining to the property which would preclude the uses permitted in the proposed zoning district?

- (1) Whether the proposed zoning classification complies with the Comprehensive Plan and other adopted plans applicable to the subject property.
- (2) Whether all of the uses permitted in the proposed zoning classification are compatible with existing uses on adjacent and nearby properties.
- (3) Whether any of the uses permitted in the proposed zoning classification will cause adverse impacts to adjacent and nearby properties.
- (4) Whether any of the permitted uses and density allowed in the proposed zoning classification will cause an excessive burden on existing streets, utilities, city services, or schools.
- (5) Whether there are existing or changing conditions in the area which support either approval or disapproval of the proposed zoning classification.

## Residential

1. Identify the existing land uses and zoning classification of nearby properties.

The property located immediately west of subject property is currently located in unincorporated Houston County and is zoned R-AG (residential). The adjacent parcel to the south is currently located in the City of Perry and is zoned R-3 (two-family / medium density residential).

2. Whether the proposed zoning will allow uses that are suitable in view of the uses and development of adjacent and nearby property. The subject property backs up to an adjacent parcel that is currently zoned R-3 (two-family / medium density residential). The proposed request for RTH will provide a good transition of density from the R-3 property to the future commercial planned along Perry Parkway.

3. Whether the proposed zoning will adversely affect the existing use or usability of adjacent or nearby property. Our request for RTH is consistent with the surrounding area. R-AG zoning is located directly to the south of the subject property, as well as on the adjacent parcel, supporting compatibility with the existing development pattern.

4. Whether the zoning proposal is in conformity with the policies and intent of the Comprehensive Plan. The subject property is located within the Gateway Corridor/Commercial Node character area. We believe that our request for RTH zoning will enhance the area by promoting **aesthetically pleasing design** and improving the **efficiency of development patterns** consistent with the character of the corridor.

5. Whether the zoning proposal will result in a use which will cause an excessive burden upon existing streets, transportation facilities, utilities, or schools.

None anticipated.

6. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

Based on the goals of the joint comprehensive plan adopted in 2022, we believe the proposed request is consistent and supportive of the vision envisioned for this area.



- LAND USE PLANNING
- CIVIL ENGINEERING
- LAND SURVEYING
- LANDSCAPE ARCHITECTURE
- CONSTRUCTION ADMINISTRATION
- DRONE LIDAR SURVEYING & MAPPING

ATLANTA | 770.914.9394  
TALLAHASSEE | 850.222.5678  
moorebass.com

June 2, 2026

Ms. Holly Wharton  
City of Perry Community  
Interim Community Development Director  
741 Main Street  
P.O. Box 2030  
Perry, GA 31069

Re: Parcel # 000310 021000, 000310 039000 & 000310 040000, Perry Parkway &  
U.S. Highway 41  
Rezoning and Annexation Application

Dear Holly:

Please find attached revised rezoning and annexation applications for the above referenced property located on the south side of Perry Parkway, west of its intersection with U.S. Highway 41.

We acknowledge that the previous application for this property was rejected due to concerns regarding the potential creation of an unincorporated island within Houston County. Since that time, we have worked diligently to address this issue and ensure full compliance with applicable requirements.

Through consultation with our legal counsel and the Houston County Attorney, it was determined that reserving a ten-foot (10') wide strip of property along the periphery of the site (to remain in unincorporated Houston County), prevents the creation of an unincorporated island. This strip has been incorporated into the current project design and legal description to maintain proper contiguity and to support orderly annexation.

We believe that this revised application fully resolves the concerns raised during the previous review and reflects a good-faith effort to coordinate with all governing authorities and promote responsible development.

We appreciate your time and consideration of this application. Please do not hesitate to contact our office should you have any questions or require additional information.

Sincerely,

Moore Bass Consulting, Inc.

Stephen D. Moore

**Overall**

All that tract or parcel of land lying and being in land lot 53 of the 10th land district of Houston County, Georgia of being more particularly described as follows:

Beginning at a concrete monument at the mitered intersection of the western right-of-way of U.S. Highway 41 having a 120' right-of-way and the southern right-of-way of North Perry Parkway having a variable right-of-way.

Thence along western right-of-way of U.S. Highway 41, S 00° 08' 41" E for a distance of 107.44 feet to a capped rebar.

Thence leaving said right-of-way, S 89° 27' 35" W for a distance of 258.88 feet to a 1/2" pipe.

Thence, S 01° 29' 45" E for a distance of 206.46 feet to a 1/4" rebar.

Thence, N 77° 24' 01" E for a distance of 260.12 feet to a capped rebar along the western right-of-way of U.S. Highway 41.

Thence along said right-of-way, S 00° 08' 41" E a distance of 10.88 a capped rebar.

Thence leaving said right-of-way, S 77° 48' 52" W for a distance of 398.00 feet to a 1/2" rebar.

Thence, S 00° 13' 29" E for a distance of 483.56 feet to a 1" pipe.

Thence, N 89° 04' 38" W for a distance of 97.86 feet to a 1/2" rebar.

Thence, S 89° 34' 25" W for a distance of 69.97 feet to a 1/2" rebar.

Thence, S 89° 56' 23" W for a distance of 70.13 feet to a 1/2" rebar.

Thence, S 89° 39' 58" W for a distance of 69.89 feet to a 1/2" rebar.

Thence, S 89° 35' 26" W for a distance of 70.00 feet to a 1/2" rebar.

Thence, S 89° 45' 37" W for a distance of 70.06 feet to a 1/2" rebar.

Thence, S 89° 39' 10" W for a distance of 69.95 feet to a 1/2" rebar.

Thence, S 89° 42' 13" W for a distance of 70.12 feet to a 1/2" rebar.

Thence, S 89° 49' 54" W for a distance of 69.95 feet to a 1/2" rebar.

Thence, S 89° 45' 40" W for a distance of 69.95 feet to a 1/2" rebar.

Thence, S 89° 37' 04" W for a distance of 70.04 feet to a 1/2" rebar.

Thence, S 89° 46' 10" W for a distance of 69.90 feet to a 1/2" rebar.

Thence, S 89° 36' 51" W for a distance of 72.10 feet to a 1/2" rebar.

Thence, S 89° 46' 27" W for a distance of 155.48 feet to a 1/2" rebar.

Thence, S 89° 43' 01" W for a distance of 462.59 feet to a capped rebar along the center line of Fannie Gresham Branch.

Thence along Centerline of said branch, S 06° 09' 34" W for a distance of 61.80 feet to a point.

Thence, S 36° 57' 58" E for a distance of 84.58 feet to a point.

Thence, N 89° 31' 38" E for a distance of 88.46 feet to a point.

Thence, S 54° 29' 46" E for a distance of 58.04 feet to a point.

Thence leaving center line of branch, S 89° 45' 04" W for a distance of 210.02 feet to a 1/2" rebar.

Thence, N 06° 38' 34" E a distance of 163.96 feet to 1/2" rebar

Thence, N 06° 38' 34" E for a distance of 844.28 feet to a capped rebar.

Thence, N 06° 38' 34" E for a distance of 336.69 feet to an axle.

Thence, N 07° 03' 43" E for a distance of 326.90 feet to a 1/2" rebar.

Thence, N 88° 49' 06" E for a distance of 64.52 feet to a 1/2" rebar along the southern right-of-way of North Perry Parkway at the beginning of a non-tangential curve,

Said curve turning to the left, having a radius of 1984.86 feet, and whose long chord bears S 51° 16' 26" E for a distance of 494.42 feet to a concrete monument at the point of intersection with a non-tangential line.

Thence, S 31° 33' 01" W for a distance of 25.00 feet to a 1/2" rebar at the beginning of a non-tangential curve,

Said curve turning to the left, having a radius of 2604.88 feet, and whose long chord bears S 59° 46' 44" E for a distance of 105.25 feet to a 1/2" rebar at a point of intersection with a non-tangential line.

Thence, N 28° 30' 51" E a distance of 25.28 feet to a concrete monument at the beginning of a non-tangential curve.

Said curve turning to the left, having a radius of 1984.95 feet, and whose long chord bears S 67° 07' 01" E for a distance of 393.44 feet to a capped rebar.

Said curve turning to the left, having a radius of 1984.95 feet, and whose long chord bears S 73° 40' 14" E for a distance of 60.00 feet to a capped rebar.

Said curve turning to the left, having a radius of 1984.95 feet, and whose long chord bears S 82° 04' 10" E for a distance of 520.42 feet to a 1/2" rebar.

Thence, S 89° 36' 10" E for a distance of 252.95 feet to a point at the mitered intersection of the western right-of-way of U.S. Highway 41 and the southern right-of-way of North Perry Parkway.

Thence along said mitered intersection, S 44° 52' 25" E for a distance of 71.04 feet to the point of beginning.

Said overall of tracts 1, 2 and 3 being 40.86 acre more or less.

### **TRACT 3**

All that tract or parcel of land lying and being in land lot 53 of the 10th land district of Houston County, Georgia of being more particularly described as follows:

Commencing at a concrete monument at the mitered intersection of the western right-of-way of U.S. Highway 41 having a 120' right-of-way and the southern right-of-way of North Perry Parkway having a variable right-of-way.

Thence along mitered intersection, N 44° 52' 25" W for a distance of 71.04 feet to a point on the southern right-of-way of North Perry Parkway.

Thence along said right-of-way, N 89° 36' 10" W for a distance of 252.95 feet to a 1/2" rebar at beginning of a curve.

Said curve turning to the right, having a radius of 1984.95 feet, and whose long chord bears S 82° 04' 10" E for a distance of 520.42 feet to a capped rebar being the point of beginning.

Thence leaving right-of-way, S 16° 19' 46" W for a distance of 284.57 feet to a capped rebar at the beginning of a curve,

Said curve turning to the left, having a radius of 470.00 feet, and whose long chord bears S 12° 06' 49" W for a distance of 69.10 feet to a capped rebar at the point of intersection with a non-tangential line.

Thence, N 89° 47' 58" E for a distance of 269.32 feet to a capped rebar.

Thence, N 89° 47' 58" E for a distance of 61.86 feet to a capped rebar.

Thence, S 81° 16' 29" E for a distance of 137.00 feet to a capped rebar.

Thence, S 26° 12' 08" E for a distance of 131.55 feet to a 1/2" rebar.

Thence, S 00° 13' 29" E for a distance of 483.56 feet to a 1" pipe.

Thence, N 89° 04' 38" W for a distance of 97.86 feet to a 1/2" rebar.

Thence, S 89° 34' 25" W for a distance of 69.97 feet to a 1/2" rebar.

Thence, S 89° 56' 23" W for a distance of 70.13 feet to a 1/2" rebar.

Thence, S 89° 39' 58" W for a distance of 69.89 feet to a 1/2" rebar.

Thence, S 89° 35' 26" W for a distance of 70.00 feet to a 1/2" rebar.

Thence, S 89° 45' 37" W for a distance of 70.06 feet to a 1/2" rebar.

Thence, S 89° 39' 10" W for a distance of 69.95 feet to a 1/2" rebar.

Thence, S 89° 42' 13" W for a distance of 70.12 feet to a 1/2" rebar.

Thence, S 89° 49' 54" W for a distance of 69.95 feet to a 1/2" rebar.

Thence, S 89° 45' 40" W for a distance of 69.95 feet to a 1/2" rebar.

Thence, S 89° 37' 04" W for a distance of 70.04 feet to a 1/2" rebar.

Thence, S 89° 46' 10" W for a distance of 69.90 feet to a 1/2" rebar.

Thence, S 89° 36' 51" W for a distance of 72.10 feet to a 1/2" rebar.

Thence, S 89° 46' 27" W for a distance of 155.48 feet to a 1/2" rebar.

Thence, S 89° 43' 01" W for a distance of 462.59 feet to a capped rebar along the center line of Fannie Gresham Branch.

Thence along Centerline of said branch, S 06° 09' 34" W for a distance of 61.80 feet to a point.

Thence, S 36° 57' 58" E for a distance of 84.58 feet to a point.

Thence, N 89° 31' 38" E for a distance of 88.46 feet to a point.

Thence, S 54° 29' 46" E for a distance of 58.04 feet to a point.

Thence leaving center line of branch, S 89° 45' 04" W for a distance of 210.02 feet to a 1/2" rebar.

Thence, N 06° 38' 34" E a distance of 163.96 feet to 1/2" rebar

Thence, N 06° 38' 34" E for a distance of 844.28 feet to a capped rebar.

Thence, S 80° 32' 50" E for a distance of 478.09 feet to a capped rebar.

Thence, S 68° 27' 22" E for a distance of 363.99 feet to a capped rebar.

Thence, N 89° 47' 58" E for a distance of 67.11 feet to a capped rebar at the beginning of a non-tangential curve,

Said curve turning to the right, having a radius of 530.00 feet, and whose long chord bears N 15° 21' 52" E for a distance of 17.85 feet capped rebar.

Thence, N 16° 19' 46" E for a distance of 354.87 feet to a capped rebar along the southern right-of-way of North Perry Parkway at the beginning of a non-tangential curve,

Said curve turning to the left, having a radius of 1984.95 feet, and whose long chord bears S 73° 40' 14" E for a distance of 60.00 feet to the point of beginning.

Said tract or parcel of land having 24.94 acres more or less.



